

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
October 11, 2005
7:00 P.M.**

1. CALL TO ORDER

Chairman Hawley called the meeting to order at 7:03 p.m.

2. ROLL CALL

Members Present: Chairman John Hawley, Boardmember Carol Kempiaik, Boardmember Jim Zwerg, Boardmember Ruben Jimenez, Boardmember Annette Napolitano, Boardmember Tana Wrublik Boardmember Dave Rioux, and Alternate Boardmember Boyd Richardson. Councilmembers present were Councilman Levi Beard and Vice Mayor Chris Urwiller.

Members Absent: None

Departments Present: Town Manager Carroll Reynolds, Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Marshall Bob Costello, Fire Chief Scott Rounds, and Town Engineer Woody Scoutten.

3. APPROVAL OF MINUTES

Motion made by Boardmember Kempiaik and seconded by Boardmember Jimenez to approve the minutes as presented. Motion passed unanimously.

4. NEW BUSINESS

4A. SIGN 05-03-Westpark Temporary Signs

Planner Quinn Newton told the Board that the temporary directional signs would be 18 by 24 inches, and 4 foot tall. The posting time would be from 5:00 p.m. Fridays, until 8:00 a.m. on Mondays as explained in the stipulations. Motion made by Boardmember Napolitano and seconded by Boardmember Rioux to approve a temporary use permit for weekend directional signage for Westpark at Buckeye Development. Boardmember Napolitano, Boardmember Rioux, Chairman Hawley, Boardmember Wrublik, Boardmember Zwerg, and Boardmember Jimenez voted aye. Boardmember Kempiaik voted nay. Motion carried.

4B. A05-03-Buckeye 540 (Entrada)

Planner Alan Como told the Board that the Staff Report reflects Agua Fria School District as the School District and it should be corrected to Buckeye Union High School District. Denise Lacey representing RBF Construction was also available to answer the Board's questions. Motion made by Boardmember Rioux and seconded by Boardmember Zwerg to approve the request to annex approximately 369 Acres into the Town of Buckeye located on the southwest corner of Rooks Road and MC 85 with all stipulations. Motion passed unanimously.

4E. A05-16-Henry Park Annexation

Planner Quinn and Attorney Gary King was available to answer the Board's questions. Motion made by Boardmember Napolitano and seconded by Boardmember Wrublik to approve recommendation for the annexation of approximately 320 acres located at the southwest corner of Broadway and Dean Rd. Motion passed unanimously.

4G. SP04-271 APS Substation Tartesso Unit 2A

Motion made by Boardmember Zwerg and seconded by Boardmember Wrublik to approve the site plan for an APS substation located on Thomas Rd. between Johnson Rd. and Bruner Rd with all stipulations. Motion passed unanimously.

4H. SP05-20 Blue Horizons Tank Site

Planner Quinn Newton told the Board that the Town cannot accommodate Tartesso's water supply needs without the proposed water tanks. There will be landscaping and block fence around the tank site. After some discussion about commercial location around the tank motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the application for a site plan for the tank site and well site #1 in the Blue Horizons Subdivision with all stipulations. Motion passed unanimously.

4I. SP05-34 Vista De Montana Well Site

Planner Quinn Newton explained this is the well that will provide water to Blue Horizons tank site. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the application for a well site in the Vista De Montana subdivision generally located between Jackrabbit Trail and Perryville Road with the added Visibility Easement at the corner of 192nd Drive and Adams Street at the Vista De Montana Well Site, and the stipulation that there will be an 8 foot wall surrounding the well site. Motion passed unanimously.

4J. PP05-19 Trillium West Phase 1 Preliminary Plat

Planner Quinn Newton was available to answer the Boards questions. Attorney Paul Gilbert representing Trillium requested the phrase "if required" be added to the wording of the stipulations. Boardmember Rioux would like to see lighted tot lots. Boardmember Jimenez would like to see a conformation letter from the Superintendent of Schools for the dedication site. Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the request for a 1224 acre Preliminary Plat for 2616 single family lots and up to 1600 units for the high density parcels within the Trillium Community Master Plan adding the phrase phrase "if necessary" to stipulation "P", stipulation "Q" for AutoCAD files to be given to the Town for emergency services, and stipulation "R" for required lighted Tot lots. Motion passed unanimously.

4K. PP05-30 – Festival Ranch Conventional – Parcels EE1, FF1, HH1, II1 Preliminary Plat

Planner Adam Zaklikowski was available for the Boards questions. After some discussion a motion made by Boardmember Zwerg and seconded by Boardmember Napolitano to approve the request to approve the preliminary plat for Parcels EE1, FF1, HH1, II1, approximately 822 lots on 258.10 acres located north of the Sun Valley Parkway near the City of Surprise. Motion passed unanimously

4L. PP05-35 Preliminary Plat for Verrado Parcel 3.306

Planner Brian Rose and Kurt Jones from Biskind, Hunt, and McTee were available to answer the Boards questions. After some discussion a motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the preliminary plat for Parcel 3.306 for 43 lots and 8 tracts on 4.09 acres, with Verrado Master Planned Community, Planning Unit III with all stipulations. Motion passed unanimously.

4M. PP05-36-Preliminary Plat for Verrado Parcel 3.301

Motion made by Boardmember Wrublik and seconded by Boardmember Jimenez to approve the request for the preliminary plat for Parcel 3.301 for 78 lots and 23 tract on 7.83 acres, within Verrado Master Planned Community, Planning Unit III with all stipulations. Motion passed unanimously.

4N. PP05-37-Preliminary Plat for Verrado Parcel 3.311

Motion made by Boardmember Zwerg and seconded by Boardmember Jimenez to approve the preliminary plat for Parcel 3.311 for 14 lots and 2 tracts on 0.98 acres, within Verrado Master Planned Community, Planning Unit III with all stipulations. Motion passed unanimously.

4O. Subject: PP05-38 – Wingate and Wingate East Preliminary Plat

Planner Adam Zaklikowski was available to answer the Board's questions. After some discussion a motion made by Boardmember Kempiaik and seconded by Boardmember Jimenez to approve the request for a preliminary plat for approximately 908 lots on 234 acres (gross) to be known as Wingate and Wingate East respectively. The developments will be located on Watson Road south of Maricopa County Route 85 with all stipulations and the added stipulation that the Tot lots be lighted. Boardmember Napolitano abstained. Motion passed unanimously.

5. COMMENTS FROM THE PUBLIC

None

6. REPORTS FROM STAFF

None

7. REPORTS FROM DEVELOPMENT BOARD

Boardmember Napolitano-Some members need CMP history, inquired about Capital Improvements Plan.

Boardmember Rioux-We need a community participation meeting, concerned that the Code Enforcement is at the Police Department, Would like to see all developments put in lighted Tot lots before they come the Board for approval, DRT Meetings are great, need to enforce HOA's not altering CMP's.

Boardmember Kempiak-Kiosk program needs to be enforced, would like the "Checker Auto/Northwood Estates status reported, concerned about Code Enforcement being in the Police Department.

Chairman Hawley-Would like to see Master Plan Maps for presentations.

Boardmember Wrublik-Commended Community Development for their staff reports and offered suggestions,

Boardmember Zwerg-Would like to schedule a retreat, would like maps presented to the Board to show adjacent properties.

Boardmember Jimenez-Concerned about future job base in Buckeye.

8. Community Development Director Bob Bushfield report to the Board

- Showed organization chart of staff additions of full time employees
- Ask for input on how to improve the presentations.

9. ADJOURNMENT

There being no further business to come before the Board motion made by Boardmember Rioux and seconded by Boardmember Zwerg to adjourn the meeting at 9:45 p.m. Motion passed unanimously.

John Hawley, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 11th day of October, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk